

QUALITY GROWTH COMMISSION

August 21st, 2019

Overview

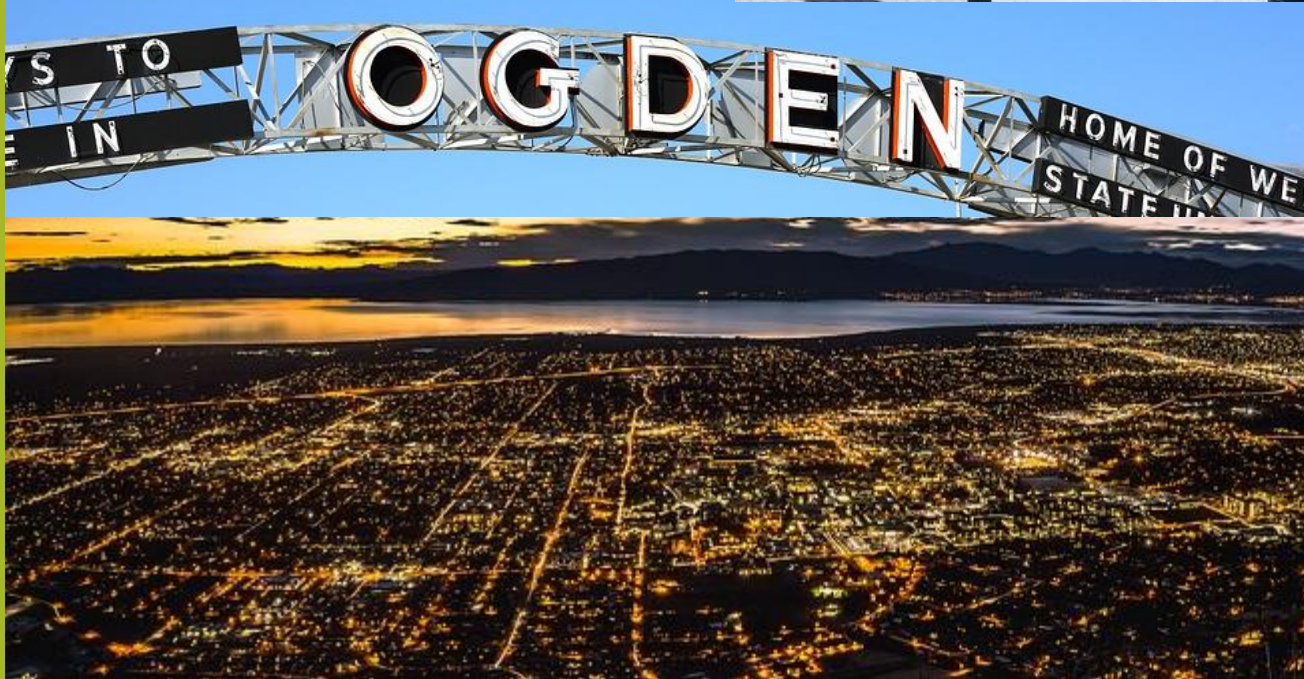
The Commission has three missions:

- 1-To advise the legislature and the Governor on growth management issues
- 2-To assist local governments with Quality Growth Planning
- 3-To promote critical land conservation by administering the LeRay McAllister Critical Land Conservation program.

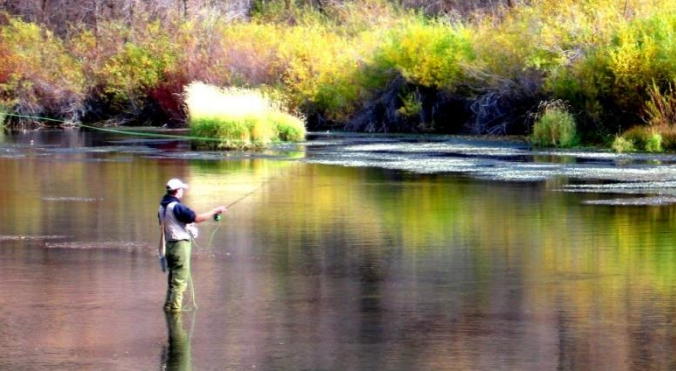
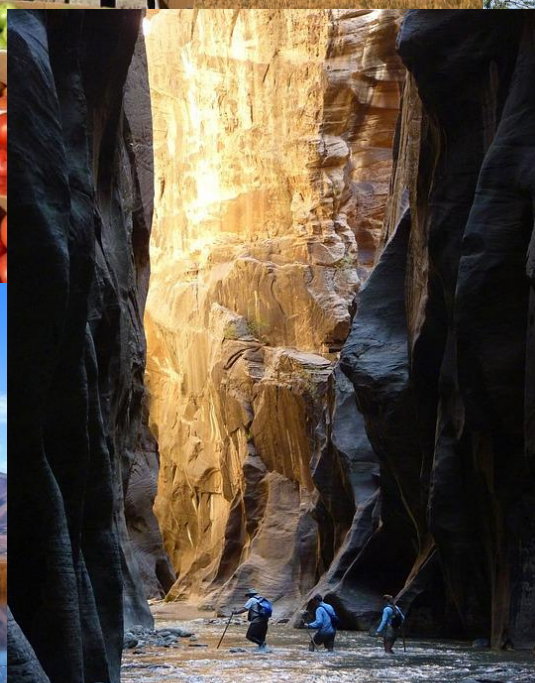


What is “quality
growth”?

What do you like
about Utah?



The built environment



The natural environment

Key Points:

- We need jobs, housing, transportation, and built amenities such as cultural venues, shopping centers, entertainment complexes, and education facilities.
- We also need open spaces, farm and ranch land, recreation, & ecosystem services
- As we discuss quality growth, we have to discuss “balance”
- Part of Quality Growth is having the vision to know what NOT to develop

The Quality Growth Commission



Kerry Gibson,
Commissioner of Agriculture



Brian Steed,
Dept. of Natural Resources



Greg Todd, Commission Chair,
Duchesne County Commission



Erin Mendenhall, Vice Chair
Salt Lake City Council



Jenney Rees,
Cedar Hills Mayor



Jim Bradley,
Salt Lake County Council



Wade Garrett,
Utah Farm Bureau



Andy Beerman,
Park City Mayor



Kent Bushman,
Utah Farmers Union



Randy Day,
Utah Association of Realtors



Ashley Korenblat,
Private sector at-large



Jeff Scott,
Box Elder County



Ron Iacono,
Utah Home Builders

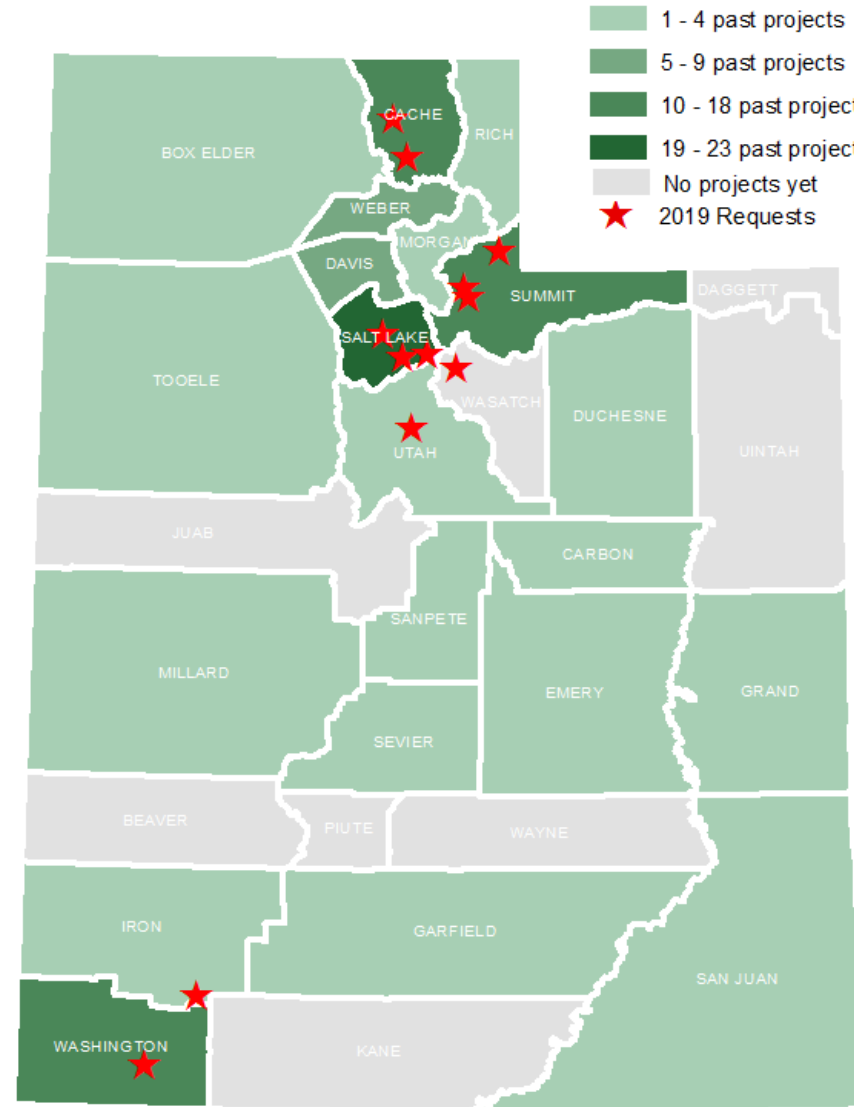
\$22

Million
State
Dollars

\$200

Million
Matching
Dollars

Statewide Commission



113
Projects

23
Counties

>93K
Acres

Statewide Impact

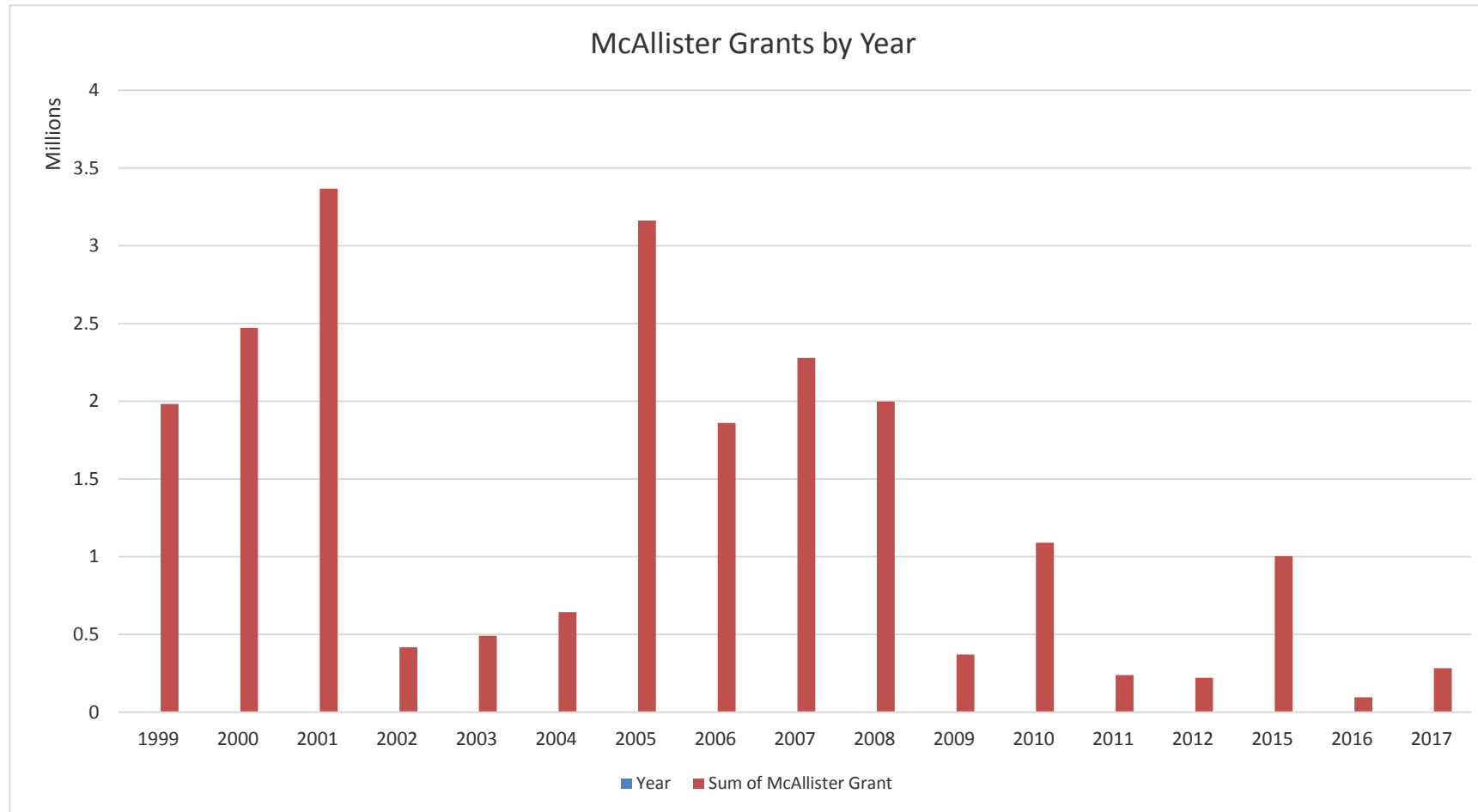
A different approach to conservation

- **Free market approach** - *only* willing buyers and willing sellers
- **Protects private property** - public access is an allowed benefit, but not required
- Provides producers and private land owners with **fiscally prudent** alternatives to developing their land
- **Balances** the “public good” with private property rights
- **Leverages** every dollar invested to increase the effectiveness of tax payer dollars
- A **public/private partnership** for providing food security
- **Bottom up approach** – projects come from landowners and locals, Commission only prioritizes and safeguards state funding
- A **collaborative** approach - requires skin in the game from land owners, conservation groups, and the public
- **“Reasonable” protection** - unlike wilderness, these easements stay in private hands and can and should be actively managed, but leaves critical watershed and wildlife habitat in a pristine condition
- The Commission has a **diversity** of expertise, backgrounds, and political affiliations - including developers, local government representatives, and agricultural interests.

Guiding Principles/Funding Criteria

- Ensure **local control and support** - nothing is funded without support from local elected officials and legislators
- **Protect private property rights** and housing affordability
- Only preserve “**unique and irreplaceable**” lands with **multiple public benefits** - not everything is worth preserving, we encourage responsible development
- **Leverage** funding – can only provide up to 50% of funding (usually much less) and must consider **cost effectiveness**
- Lands must remain in a natural, open, or agricultural state and demonstrate an **urgent need** for protection
- The easements must be held by DNR, UDAF, or a local government to ensure long-term commitment to management

McAllister Grants by Year*



*Grants reflect expenditures, NOT appropriations

Recent Funding

- **2019 General Session**
 - \$3 million, One-time
- **2018 General Session**
 - No appropriation, remaining non-lapsing balances cut
- **2017 General Session**
 - LeRay McAllister Fund \$500,000, One-time
 - This appropriation was to be used toward the purchase of a conservation easement for the property surrounding the Huntsville Monastery in Weber County.
- **2016 General Session**
 - *None*
- **2015 General Session**
 - LeRay McCallister Fund - Sage Grouse Habitat \$1 million 1X
- **2014 General Session**
 - *None*
- **2013 General Session**
 - *None*



Recent Projects - 2015

- 2015 – 3 projects to preserve over 10,000 acres of Sage Grouse Habitat
 - Birch Creek Ranch (Rich County) - 2,159 acres of sage grouse habitat
 - Northwest Properties (Box Elder) - 5,872 acres of sage grouse habitat
 - Ercanbrack Ranch (Summit County) – 2,161 acres of sage grouse habitat



Recent Projects - 2016

- **Wasatch Hollow Restoration** (Salt Lake City) – Restored 4 acres of natural vegetation and stream function in Wasatch Hollow.
- **Quarter Circle JB Ranch** (Cache County) – Preserved a 26 acre working ranch in Nibley.



Recent Projects - 2017

- **Weber Pathways** (Weber County) – 12 acres of Weber river floodplain, bluehead sucker spawning habitat, and trail easement/fishing access.
- **Wright Ranch** (Summit County)– 840 acre working ranch and sage grouse habitat in Summit County.
- **Simon Gulch** (Washington County) – 880 acre Forest Legacy project and easement for the world-famous Zion Narrows Trail into Zion National Park.





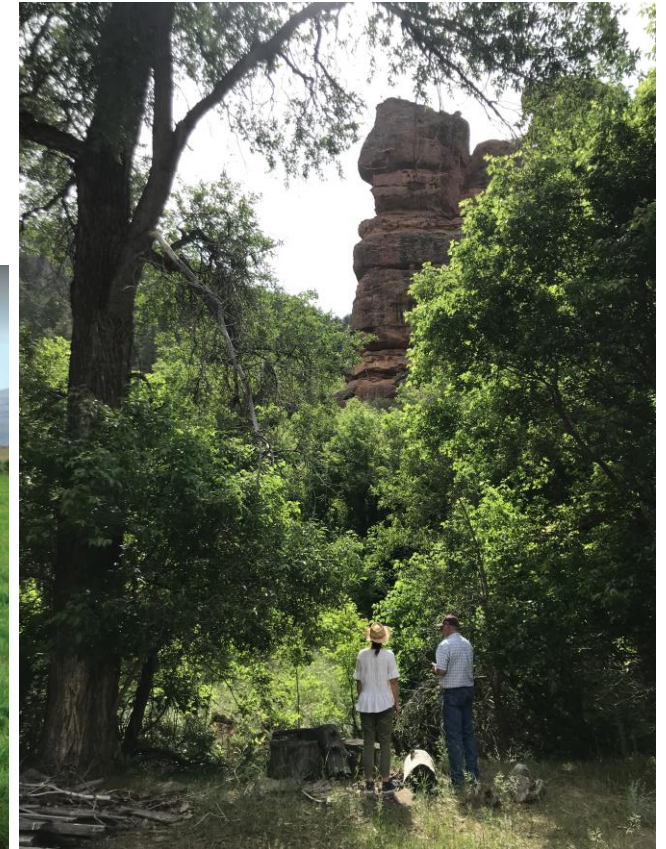
Current Proposals - 2019

- 2019 GS appropriation of \$3 million
- Pre-Applications
 - 19 Projects
 - \$5.8 million in requests
 - Leverages over \$38 million in matching funds
 - Over 6000 acres of land identified
- Final Applications
 - 12 Projects in 6 counties
 - \$4.3 million in requests
 - Leverages over \$23 million in matching funds
 - Over 5,800 acres of land identified

2019 Projects



Western Parcel



Recommendations and Challenges

- **Recommendations**

- **Ensure balance** - consider the quality of life and ecosystem service benefits of critical open lands along with housing, transportation, and economic development.
- **Consider the evolving needs of a growing population regarding open space and outdoor recreation** - Conservation easements are an important tool, but they're not the only answer or a silver bullet – recreation infrastructure and access also important

- **Challenges**

- Unpredictable funding
- Rapid urban growth
- Rising land prices